

# Memorandum



**Date:** October 10, 2006

**To:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager

Agenda Item No. 5(O)

**Subject:** ISABELLA HOMES

## **RECOMMENDATION**

The following plat meets concurrency and is hereby submitted for consideration by the Board of County Commissioners on October 10, 2006. The Miami-Dade County Plat Committee recommends approval and recording of the plat listed below. This plat is bounded on the north by SW 292 Street, on the east by SW 143 Court, on the south by SW 294 Street, and on the west by SW 144 Avenue.

## **BACKGROUND**

ISABELLA HOMES (T-21808)

- Located in Section 3, Township 57 South, Range 39 East
- Commission District: 9
- Zoning: RU-1
- Proposed Usage: Single family residences
- Number of parcels: 21

## **PLAT RESTRICTIONS**

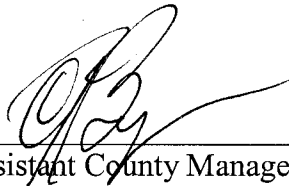
- That SW 292 Street, SW 294 Street, SW 144 Avenue and SW 143 Place, as shown on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.
- That all new electric and communication lines, except transmission lines, within this subdivision shall be installed underground.
- That individual wells shall not be permitted within this subdivision except for swimming pools, sprinkler systems, and/or air conditioners.
- That the use of septic tanks shall not be permitted on any lot within this subdivision unless approved for temporary use in accordance with State and County regulations.
- That the utility easements, shown by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners  
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**DEVELOPER'S OBLIGATION**

- Paving, sidewalks, street name signs, drainage, traffic control signs, striping and monumentation.  
Bonded under bond number 7611 for the amount of \$154,668.00.

If additional information is deemed necessary, please contact Mr. Raul Pino, PLS, Chairman, Miami-Dade County Plat Committee at (305) 375-2112.



Assistant County Manager



Date

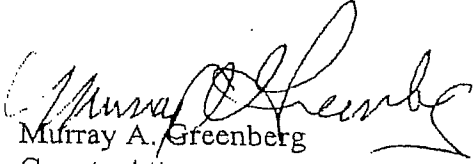


# MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

DATE: October 10, 2006

FROM:   
Murray A. Greenberg  
County Attorney

SUBJECT: Agenda Item No. 5(O)

Please note any items checked.

\_\_\_\_\_ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

\_\_\_\_\_ 6 weeks required between first reading and public hearing

\_\_\_\_\_ 4 weeks notification to municipal officials required prior to public hearing

\_\_\_\_\_ Decreases revenues or increases expenditures without balancing budget

\_\_\_\_\_ Budget required

\_\_\_\_\_ Statement of fiscal impact required

\_\_\_\_\_ Bid waiver requiring County Manager's written recommendation

\_\_\_\_\_ Ordinance creating a new board requires detailed County Manager's report for public hearing

\_\_\_\_\_ Housekeeping item (no policy decision required)

☒ No committee review

Approved \_\_\_\_\_ Mayor

Agenda Item No. 5(O)

Veto \_\_\_\_\_

10-10-06

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE PLAT OF ISABELLA HOMES, LOCATED IN  
THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 57 SOUTH, RANGE 39 EAST  
(SW 292 STREET AND SW 144 AVENUE)

WHEREAS, Gilda I. Arroyo, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as ISABELLA HOMES, the same being a subdivision of a portion of land lying and being in the Southwest 1/4 of Section 3, Township 57 South, Range 39 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that said plat is hereby approved; that the dedication of the streets, alleys and other rights of way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the plat is not a waiver of any zoning regulations and that the requirements of the zoning existing on this land at the time this resolution is approved shall be enforced whether or not the various parcels on this plat conform to those requirements; this approval is conditioned upon the proper execution of all documents required by the County Attorney's Office.

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The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	
Dennis C. Moss, Vice-Chairman	
Bruno A. Barreiro	Jose "Pepe" Diaz
Audrey M. Edmonson	Carlos A. Gimenez
Sally A. Heyman	Barbara J. Jordan
Dorrian D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 10<sup>th</sup> day of October, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Thomas Goldstein

# LOCATION MAP

*THE* S.W. 1/4, SECTION 3-57-39

SCALE: 1"=400'

W 1/4  
RNER OF  
N. 3-57-39

CENTER OF  
SECTION. 3-57

**S.W. 288th STREET**

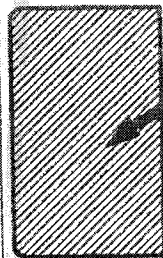
**S.W. 147th AVENUE**

**AVENUE**

**S.W. 142nd AVENUE**

**S.W. 292nd STREET**

**S.W. 144th**



*T-21808*

**ISABELLA  
HOMES**

**S.W. 294th  
STREET**

**S.W. 296th STREET**

W. CORNER OF  
ECT. 3-57-39

S 1/4 CORN  
SECTION. 3-57

*TION*

*6*